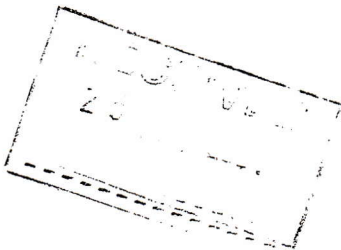


E EDWARDS, SON & NOICE
139 HIGH STREET
BILLERICAY
ESSEX
CM12 9AF



Your ref: 60/ANDERSON

Our ref: RCS/EX736067

Date: 22 October 2004

COMPLETION OF REGISTRATION

Title Number : EX736067

Property : Land lying to the East of Oak Lane, Crays Hill, Billericay.

Registered Proprietor: ANN SHERIDAN

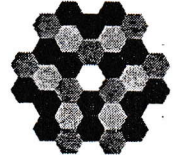
Your application lodged on 19 October 2004 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

There are no other documents to send to you.

If we need to write to, or send a formal notice to, an owner, chargee or other party who has an interest noted on the register, we will write to them at their registered address. It is important that this address is correct and up to date. Please let us know at once of any change of address, quoting the title number.

You do not need to reply unless you think a mistake has been made. If there is a problem, please let us know.





TITLE INFORMATION DOCUMENT
(issued following a change to the register)

Attached is an official copy of the register and of the title plan showing entries subsisting following the recent completion of an application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in the future you wish to apply for an official copy of the register or the title plan showing the then position, please apply using Form OC1 (available from us, our website www.landregistry.gov.uk and from law stationers). A fee is payable for each copy issued.

If we need to write to, or send a formal notice to, an owner or other party who has an interest noted on the register, we will write to them at the address as shown on the register. It is important that this address is correct and up to date. If you have such an address but wish to change it, please let us know as soon as possible, quoting the title number.

If you have any queries, please contact us at the address below, quoting the title number shown on the top of the official copy.

PETERBOROUGH DISTRICT LAND REGISTRY
TOUTHILL CLOSE
CITY ROAD
PETERBOROUGH
PE1 1XN

DX No: 12598 Peterborough (4)

TEL: (01733) 288288
FAX: (01733) 280022

THIS DOCUMENT HAS BEEN SUPPLIED FOR INFORMATION ONLY. IT SHOULD NOT BE SENT TO LAND REGISTRY IN CONNECTION WITH ANY SUBSEQUENT APPLICATION.

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on **22 October 2004 at 15:06:57**.
This date must be quoted as the 'search from date' in any official search application based on this copy.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 22 October 2004.

This title is dealt with by **Land Registry Peterborough Office**.

Land Registry

Title Number : **EX736067**

Edition Date : 19 October 2004

A: Property Register

This register describes the land and estate comprised in the title.

ESSEX : BASILDON

1. (23 January 1996) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the East of Oak Lane, Crays Hill, Billericay.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title Absolute

1. (19 October 2004) **PROPRIETOR**: ANN SHERIDAN of Woodview, Dale Farm, Oak Lane, Billericay, Essex CM11 2YH.
2. (19 October 2004) The price stated to have been paid on 28 November 2003 was £3,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

1. (19 October 2004) A Conveyance of the land in this title and other land dated 24 November 1897 made between (1) Richard Snowden and Joseph Snowden (2) James Watkinson (Vendor) and (3) Richard H. Spanton (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2. (19 October 2004) The land tinted blue on the title plan is subject to rights of way.

Schedule of Restrictive Covenants

1. The following are details of the covenants contained in the Conveyance dated 24 November 1897 referred to in the Charges Register:-

"the Purchaser to the intent to bind not only himself personally but so far as possible all persons claiming title under him hereby covenants with the Vendor his heirs and assigns for the time being of the said Cray's Hill Estate or any part thereof that he the Purchaser and the persons claiming title under him will at all times hereafter unless released therefrom by the Vendor his heirs or assigns in writing observe and perform the stipulations with respect to the said hereditaments hereby conveyed and set forth in the Second Schedule hereto but the Vendor reserves to himself his heirs and assigns the right to waive or modify any or all of such stipulations in respect to the sale of other portions of the Cray's Hill Estate so as not in any way as between himself and the Purchaser and his heirs and assigns to bind himself to obtain similar covenants in respect to subsequent sales thereof

THE FIRST SCHEDULE ABOVE REFERRED TO.

1. All buildings must be set back at least 15 feet from the footpath except shop plots and the return frontages of corner plots.
2. The trade of an Innkeeper Victualler or Retailer of Wines Spirits or Beer is not to be carried on upon any plot except on plots specified as Tavern plots on the Sale Plan.
3. No building shall be erected or used as a shop except on plot marked as Shop plots on the Sale Plan but the erection of such shops is optional.
4. No house shop or part of a house or shop shall be erected of less value than £150. The value of a house is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.
5. No bricks shall be made or burnt and no noxious or offensive trade business or manufacture carried on upon any plot.
6. No sand gravel clay or soil shall be removed from any plot except for the erection of buildings thereon or any right of way granted or permitted across any plot.
7. No caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment or any booth swing or roundabout shall be erected made or used or be allow to remain upon any plot and the Vendor may remove and dispose of any such erection or other thing and for

Schedule of Restrictive Covenants continued

that purpose may break fences and forcibly enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or any damage thereto.

8. Any new roads footpaths and rights of way to be formed on the Estate as appearing upon the plan will be formed by the Vendor or such persons as he may employ and each Purchaser shall make and keep in repair the pathway and a moiety of the road to the extent of its abuttal upon his plot to the satisfaction of the Vendor until taken to by the Parish. In case of noncompliance with this condition within 21 days after notice has been sent to or left on such defaulter's plots the Vendor may repair and keep in good condition such pathway and road or any part or parts thereof respectively and recover from the person making default in so making up or repairing the costs thereof and indigent thereto in such proportion as the Vendor shall determine.

9. When the lots are once staked out each Purchaser must undertake the care of his boundary marks. Should he at any time wish to have then renewed the Vendor will do so on repayment of One Guinea per plot. These stipulations refer only to the plots now offered for sale. Purchasers shall forthwith make and afterwards maintain boundary fences where marked T within his boundary and fronting the road."

NOTE:-No copy of the Sale Plan was supplied on first registration. No T marks were shown on the copy Conveyance plan lodged on first registration.

END OF REGISTER

NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.

**Transfer of part
of registered title(s)**

Land Registry

TP1

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Stamp Duty

Place "X" in the appropriate box or boxes and complete the appropriate certificate.

- ☐ It is certified that this instrument falls within category ☐ in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987
- ☒ It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of
- ☐ It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title number(s) out of which the Property is transferred *Leave blank if not yet registered.*

EX 548466

3. Other title number(s) against which matters contained in this transfer are to be registered, if any

4. Property transferred *Insert address, including postcode, or other description of the property transferred. Any physical exclusions, e.g. mines and minerals, should be defined. Any attached plan must be signed by the Transferor.*

The Property is defined *Place "X" in the appropriate box.*

- ☒ on the attached plan and shown *State reference e.g. "edged red".*
- ☐ on the Transferor's title plan and shown *State reference e.g. "edged and numbered 1 in blue"*

5. Date **28. 11. 2003**

6. Transferor *Give full name(s) and company's registered number, if any.*

WILLIAM THOMAS ANDERSON

7. Transferee for entry on the register *Give full name(s) and company's registered number, if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*

ANN SHERIDAN

Unless otherwise arranged with Land Registry headquarters, a certified copy of the Transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.

8. Transferee's intended address(es) for service (including postcode) for entry on the register *You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.*

**WOODVIEW, DALE FARM OAK LANE
BILLERICA
ESSEX CM11 2YH**

9. The Transferor transfers the Property to the Transferee

10. Consideration Place "X" in the appropriate box. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel

☒ The Transferor has received from the Transferee for the Property the sum of In words and figures

☐ Insert other receipt as appropriate.

☐ The transfer is not for money or anything that has a monetary value

THREE THOUSAND POUNDS
(£3000)

11. The Transferor transfers with Place "X" in the appropriate box and add any modifications.

☒ full title guarantee

☐ limited title guarantee

12. Declaration of trust Where there is more than one Transferee, place "X" in the appropriate box.

☐ The Transferees are to hold the Property on trust for themselves as joint tenants

☐ The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares

☐ The Transferees are to hold the Property Complete as necessary.

13. Additional provisions

Use this panel for

- definitions of terms not defined above
- rights granted or reserved
- ~~restrictive covenants~~
- other covenants
- agreements and declarations
- other agreed provisions

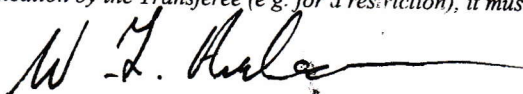
The prescribed subheadings may be added to, amended, repositioned or omitted.

Definitions

Rights granted for the benefit of the Property

14. **Execution** *The Transferor must execute this transfer as a deed using the space below. If there is more than one Transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains Transferee's covenants or declarations or contains an application by the Transferee (e.g. for a restriction), it must also be executed by the Transferee (all of them, if there is more than one).*

SIGNED AS A DEED by



in the presence of:

Sign:



Name

E. EDWARDS, SON & NOICE

Address

139 HIGH STREET

BILLERICAY, ESSEX

Occupation

CM12 9AF

SIGNED AS A DEED by



in the presence of:

Sign:



Name

E. EDWARDS, SON & NOICE

Address

139 HIGH STREET

BILLERICAY, ESSEX

Occupation

CM12 9AF



Partners
Tony Ciaravella, LL.B.
Jane D. Orchard, LL.B.
Elizabeth J. Coombs, Bsc (Hons) **
Assistant Solicitors
Terry Maylin #
Associate
Bronda Lohan F.Inst.L.Ex.

Telephone: (01277) 658551
Document Exchange 32206 Billericay
Fax No: (01277) 630024
E mail: law@eesan.plus.com

Community
Legal Service



E. EDWARDS, SON & NOICE

SOLICITORS

THREE HORSESHOES HOUSE, 139 HIGH STREET, BILLERICAY, ESSEX, CM12 9AF

Your Ref

Our Ref 60.CH.78610

This matter is being dealt with by Mr. A. Ciaravella

27 October 2004

Mrs. A. Sheridan
Woodview
Dale Farm,
Oak Lane,
Billericay,
Essex CM11 2YH

Dear Mrs Sheridan,

~~Re: Re-mortgage of 177 Gosport Drive, Harold Hill, Romford, Essex RM3 8Y5~~

I write to confirm that the registration of your title has now been complete and accordingly enclose the Official Copy of Register Entries for your safe keeping.

Yours sincerely,

Mr A Ciaravella

Enc

01268 561721

COPY

THE SITE



Superseded

Ann Sheridan

EESEN for and
on behalf
of Tors and

OS Ordnance Survey
Licensed System Supplier

This material has been reproduced from
Ordnance Survey digital map data with
the permission of the Controller of
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The Site: Land adjacent to Dale Farm House,
Oak Lane, Crays Hill,
Billericay, Essex.

Drawn by: GNN

Date: 22:04:04 Scale: 1:1250